File Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Cecil Sims Irvin
3000 Hillsboro Rd. #139
Nashville, TN 37215

MORTGAGEE:
Citizens and Southern
Mortgage Corporation
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 117-3-A
PARCEL 139
7DA-75237

WARRANTY DEED

BOOK 7698 PAGE 838

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judith C. Blackburn Setter and husband, Martin James Setter, III hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cecil Sims Irvin, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 139 on the plan of Versailles Apartments, of record in Book 5050, page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Judith C. Blackburn by deed from James W. Bilyeu and wife, Wadean Bilyeu of record in Book 5721, page 930, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5168, page 944, Book 5168, page 961, Book 5221, page 681, Book 5589 , page 367, Book 5659, page 641, Book 5667, page 375, said Register's Office.

This instrument is executed on behalf of James Martin Setter, III by Judith C. Blackburn Setter as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The undersigned James Martin Setter, III and Martin James Setter, II are one and the same.

This is (un)improved property, known as 3000 Hillsboro Rd. #139, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 4th day of November, 1988.

James Martin Setter III
Martin James Setter, III by:
Judith C. Blackburn Setter, Attorney in Fact

Judith C. Blackburn Setter
Judith C. Blackburn Setter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of November, 1988, before me personally appeared Judith C. Blackburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7698 PAGE 839

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 73,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of November, 1988.

My Commission Expires: Oct 9, 1991

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith C. Blackburn Setter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Martin James Setter, III as his Attorney in Fact as the free act and deed of the within named Martin James Setter, III.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of November, 1988.

_____
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Judith C. Blackburn Setter and husband, Martin James Setter, III

to:
Cecil Sims Irvin, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Cresimoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 7698 PAGE 840

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Judith C. Blackburn Setter
Affiant

Sworn to and subscribed before me this 4th day of November, 1988.

5525 11/08 0101 03CHECK 252.05

Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE

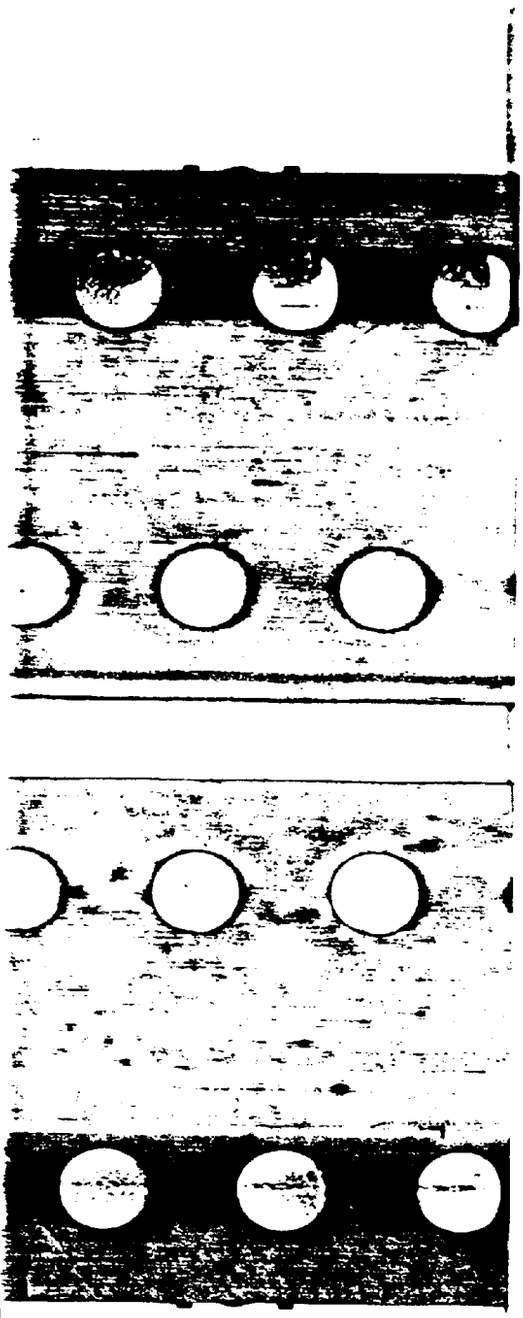
NOV 8 11 28 AM '88

RECEIVED FOR REGISTRATION AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN

REFERENCE

8.36.39

File Box 87cl



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7698 PAGE 841

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	73500.00
CON TX	242.55
PRFEE	0.50
WDEED	9.00
TOTAL	252.05
CHECK	252.05

11/08/88 01 11:30 0001 5525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.3 6.3 9

IDENTIFICATION REFERENCE

Nov 8 11 28 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 152114

ARK